

## CHAIRMAN STATEMENT

July 11, 2019

This is a public hearing before the Boston Redevelopment Authority, doing business as, the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, regarding: (i) the Fifth Amendment to the Boston University Charles River Campus Institutional Master Plan and (ii) to consider the Boston University Data Sciences Center Project in the Fenway neighborhood of Boston as a development impact project.

The hearing was duly advertised on June 26, 2019 in the Boston Herald.

In a BPDA hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Tim Czerwienski will now begin the presentation.

# BOARD APPROVED

MEMORANDUM

JULY 11, 2019

**TO:** BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\*  
AND BRIAN P. GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW/GOVERNMENT AFFAIRS  
TIM CZERWIENSKI, PROJECT MANAGER

**SUBJECT:** PUBLIC HEARING TO CONSIDER THE FIFTH AMENDMENT TO THE  
BOSTON UNIVERSITY CHARLES RIVER CAMPUS INSTITUTIONAL  
MASTER PLAN AND THE DATA SCIENCES CENTER PROJECT AS A  
DEVELOPMENT IMPACT PROJECT

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Boston Zoning Code (the "Code"), approving the Fifth Amendment to the Boston University Charles River Campus Institutional Master Plan, dated April 30, 2019 (the "Fifth IMP Amendment"); (2) petition the Boston Zoning Commission for approval of the Fifth IMP Amendment; (3) issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the Data Sciences Center project (the "Proposed Project") and Warren Towers Signage; (4) issue a Preliminary Adequacy Determination Waiving Further Review regarding the Proposed Project, pursuant to Section 80B-5.4(c)(iv) of the Code, approving the Draft Project Impact Report dated April 30, 2019, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; (5) issue one or more Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and (6) take any and all actions and execute a Cooperation Agreement, a Development Impact Project Agreement, and any and all

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\* Effective on October 20, 2016, the BRA commenced doing business as the BPDA.

documents deemed necessary and appropriate by the Director, in connection with the Proposed Project and the Fifth IMP Amendment.

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## **INSTITUTIONAL MASTER PLAN HISTORY**

The 2013-2023 Boston University Charles River Campus Institutional Master Plan (“IMP”) was originally approved by the Boston Redevelopment Authority (“BRA”) Board on January 17, 2013. The First Amendment to the IMP (the “First Amendment”) added the Rajen Kilachand Center for Integrated Life Sciences and Engineering located at 610 Commonwealth Avenue as a Proposed Institutional Project (“PIP”). The First Amendment was approved by the BRA in November 2013 and by the Boston Zoning Commission (the “BZC”) in January 2014.

The Second Amendment to the IMP (the “Second Amendment”) added an existing building at 700 Beacon Street to the list of PIPs. The Second Amendment was approved by the BRA in September 2015 and the BZC in October 2015.

The Third Amendment to the IMP (the “Third Amendment”) allowed Boston University (“BU”) to lease the residential portions of an existing building at 1047 Commonwealth Avenue for a term of 22 months, to accommodate up to 350 students and resident assistants displaced by the renovation of Myles Standish Hall. The Third Amendment went into effect in May 2016.

The Fourth Amendment to the IMP (the “Fourth Amendment”) allowed for a small addition to be constructed at the existing building at 225 Bay State Road by adding the project to the list of PIPs. The Fourth Amendment went into effect in May 2017.

## **PROJECT SITE**

BU proposes that the Data Sciences Center be located on the Charles River Campus on a site bounded by Commonwealth Avenue to the south, Granby Street to the west, a private alley to the north, and Sargent College to the east. The Project Site is currently a surface parking lot and a portion of the private alley (the “Project Site”).

## **DEVELOPMENT TEAM**

The development team consists of:

Proponent: Trustees of Boston University

Gary W. Nicksa  
Michael Donovan

Architect: KPMB Architects  
Luigi LaRocca

Landscape  
Architect: Richard Burck Associates, Inc.  
Richard Burck

Permitting Consultant: Fort Point Associates, Inc.  
Judith T. Kohn

Legal Counsel: Rubin and Rudman, LLP  
James H. Greene

Transportation Consultant: AECOM  
James A. Doyle, AICP

### **THE FIFTH AMENDMENT TO THE BU IMP**

The Fifth IMP Amendment increases the allowable building height and Project Site area, and eliminates 300 proposed underground parking spaces for the previously approved PIP located at Site CC at 645-665 Commonwealth Avenue. BU proposes to construct the Proposed Project as a new academic building to serve the departments and institutes focused on computational and data sciences in one centrally located building.

### **PROPOSED PROJECT DESCRIPTION AND PROGRAM**

The Proposed Project will be the new home of BU's computer science and mathematics & statistics departments, as well as the Hariri Institute for Computing and Computational Science & Engineering. The Proposed Project is a 19 story academic building which will include up to 350,000 square feet of gross floor area of academic and ancillary uses, including computer science and mathematics computing laboratory and workspaces, general classrooms and department teaching spaces, seminar rooms, focused and informal collaboration spaces, faculty and graduate/post-doctoral offices, and administration spaces, as well as seminar rooms, conference and meeting rooms, food service areas and typical building



support areas including restrooms, utility rooms, mechanical rooms, and common areas, all as shown on Project Plans. The Proposed Project will be up to 305 feet tall and will not include new parking.

### **WARREN TOWERS SIGNAGE DESCRIPTION AND PROGRAM**

BU has a comprehensive strategic signage program which includes exterior on-building signage and interior directories. In 2018, BU undertook a comprehensive program to refresh campus signage, including the Warren Towers poster cases, which are outdated and inflexible for their intended use with digital screens.

BU is proposing to replace existing 6' x 4' - 6" framed paper poster cases with digital screens of the same size that will be installed in the same location on the Warren Towers building along the 700 Commonwealth Avenue façade. BU will replace up to 12 of the existing poster cases with digital screens, pursuant to BPDA design review approval.

Benefits include cost-savings, improved sustainability through elimination of print production, and the ability to post new information more frequently. Digital screens will be powered on-site and managed by the University through a software program.

### **ARTICLE 80 REVIEW PROCESS**

On October 1, 2018, BU submitted to the BPDA an Institutional Master Plan Notification Form / Project Notification Form ("IMP/NF/ PNF") seeking an amendment to the BU Institutional Master Plan. The comment deadline for the IMP/NF/PNF was October 31, 2018. A Scoping Session was held on October 23, 2018 with public agencies. A public meeting was held on October 23, and a BU Task Force meeting was held on October 24. A Scoping Determination was issued to BU on December 14, 2018. On April 30, 2019, BU submitted a Draft Project Impact Report ("DPIR") and Fifth Institutional Master Plan Amendment ("IMP Amendment"). Comments were due on the DPIR and IMP Amendment on June 29, 2019. A public meeting was held on June 4, 2019, and a BU Community Task Force meeting was held on June 6, 2019. The BU Community Task Force voted their unanimous support at the meeting. The Proposed Project was approved by the Boston Civic Design Commission on July 9, 2019.

### **ZONING**

The Project Site is located within the Boston Proper Boston Zoning District as identified on Map 1 of the Zoning Districts City of Boston maps. The Project Site is also within an Institutional Master Plan Area and in the Groundwater Conservation Overlay District (GCOD). The underlying zoning is H-4, which allows non-university residential uses and a maximum Floor Area Ratio (FAR) of 4.0. While setbacks and FAR constrain the size of a building on the Project Site, there is no height limitation.

The Project Site, which is within an Institutional Master Plan Area, was identified as a potential development site for academic uses since the first Institutional Master Plan was approved in 1987. In order to advance this objective, acquisition of the entire Site parcel was completed in 2003. New academic space which could be developed as either a single-or multiple-phase project with a 300-car parking garage was initially proposed for the Site as Site CC in the IMP. The Project Site will now be improved with the Proposed Project.

### **MITIGATION & COMMUNITY BENEFITS**

In addition to community benefits described in the Fifth IMP Amendment, the Proposed Project will result in a number of public benefits to City and the surrounding neighborhood. BU has committed to numerous specific public benefits as a result of this approval process for the Fifth IMP Amendment and the Proposed Project. These commitments are listed below.

### **MITIGATION**

- Improvement and rejuvenation of the streetscape of Commonwealth Avenue with new landscape features, plantings, and increased gathering spaces which, will engage pedestrians and occupants of the building with numerous ground-level public realm amenities;
- Substantial improvements to Granby Street and Commonwealth Avenue, including bicycle lanes, updated sidewalk paving and curbing materials, and street trees. BU will continue to coordinate with BPDA and the Boston Transportation Department on the design and location of bicycle accommodations on Granby Street and Commonwealth Avenue.

### **COMMUNITY BENEFITS**

- Creation of approximately 1,040 direct construction jobs, 554 indirect construction jobs, and 414 permanent jobs;
- BU continues to contribute PILOT payments and other funds and services to the City of Boston as required and agreed upon;
- Generation of approximately \$10 million/year in grant activity;
- Enhance the urban fabric of Commonwealth Avenue by replacing a surface parking lot with a project that engages with the public realm on its first floor and adjacent spaces:
- Maintain the position of the University and the region on the cutting edge of data sciences teaching and research opportunities;
- Develop instructional spaces that support contemporary approaches to teaching and learning;
- Consolidation of three major related University research activities into one building with new facilities for state-of-the-art research activities;
- Through the use of innovative design and technologies, construct one of the most sustainable buildings in the area;
- Enhancement of open space and public amenities adjacent to the Project Site that contribute to ground floor activation and improve pedestrian accessibility in the neighborhood. These open spaces include: improvements to accessibility, paving, lighting and landscape features along the private alley between the Project Site and BU-owned housing, the addition of new trees and seating in the private open space at the intersection of Granby Street and Bay State Road, the extension of sidewalks, bicycle storage, plantings and pedestrian focused paving and site lighting into BU-owned property surrounding the ground floor entrances to the building.

### **DEVELOPMENT IMPACT PROJECT EXACTIONS**

BU will pay Development Impact Project Exactions in connection with the Proposed Project. The estimated Development Impact Project ("DIP") square footage of the Proposed Project is 307,464 square feet, as defined by the Code. BU has used its 100,000 SF exemption. Based upon current plans, BU will provide an estimated \$2,776,400.00 in housing linkage funds and an estimated \$547,286.00 in jobs

linkage funds pursuant to the provisions of Section 80B-7 of the Code. These estimated linkage payments are calculated on a preliminary basis as follows:

Housing Linkage:

DIP Uses	307,464 square feet
Housing DIP Rate	x \$9.03 per square foot
	\$2,776,400.00

Jobs Linkage:

DIP Uses	307,464 square feet
Jobs DIP Rate	x \$1.78 per square foot
	\$547,286.00

**RECOMMENDATION**

It is recommended that the BPDA authorize the Director to: (1) issue an Adequacy Determination, pursuant to Section 80D-5.4(c) of the Boston Zoning Code (the "Code"), approving the Fifth Amendment to the Boston University Charles River Campus Institutional Master Plan, dated April 30, 2019 (the "Fifth IMP Amendment"); (2) petition the Boston Zoning Commission for approval of the Fifth IMP Amendment; (3) issue one or more Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the Data Sciences Center project (the "Proposed Project") and Warren Towers Signage; (4) issue a Preliminary Adequacy Determination Waiving Further Review regarding the Proposed Project, pursuant to Section 80B-5.4(c)(iv) of the Code, approving the Draft Project Impact Report dated April 30, 2019, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; (5) issue one or more Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code; and (6) take any and all actions and execute a Cooperation Agreement, a Development Impact Project Agreement, and any and all documents deemed necessary and appropriate by the Director, in connection with the Proposed Project and the Fifth IMP Amendment.

Appropriate votes follow:

**VOTED:** That in connection with the Fifth Institutional Master Plan Amendment to the Boston University Charles River Campus Institutional Master Plan, dated April 30, 2019 (the "Fifth IMP Amendment"), and Data Sciences Center project (the "Proposed Project") presented at a public



hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code (the "Code") at the offices of the Boston Redevelopment Authority ("BRA") on July 11, 2019, and after consideration of evidence presented at, and in connection with, the Fifth Institutional Master Plan Amendment, Proposed Project, and Warren Towers Signage, the BRA hereby finds that: (a) the Fifth IMP Amendment complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form ("IMPNF") submitted on October 1, 2018; (b) the Fifth IMP Amendment conforms to the provisions of Article 80D of the Code; (c) the Fifth IMP Amendment conforms to the general plan for the City as a whole; and (d) on balance, nothing in the Fifth IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4(c) of the Code approving the Fifth IMP Amendment; and

**FURTHER  
VOTED:**

That pursuant to Article 80D of the Code, the Director be authorized to petition the Boston Zoning Commission for approval of the Fifth IMP Amendment in substantial accord with that presented to the BRA Board at a public hearing on July 11, 2019; and

**FURTHER  
VOTED:**

That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that: (a) the Proposed Project and Warren Towers Signage are described adequately in BU's Fifth IMP Amendment and are consistent with BU's Fifth IMP Amendment, and (b) the Fifth IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, Institutional Master Plan Review; and

**FURTHER  
VOTED:**

That following a presentation of the Proposed Project at a public hearing held pursuant to Section 80B-5.4(c)(iv) of the Code at the

offices of the BRA on July 11, 2019, the BRA hereby finds that the Proposed Project, as described in the Draft Project Impact Report dated April 30, 2019, conforms to the general plan for the City of Boston as a whole and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination Waiving Further Review regarding the Proposed Project pursuant to Section 80B-5.4(c)(iv) of the Code approving the Draft Project Impact Report dated April 30, 2019, and waiving the requirement for the filing and review of a Final Project Impact Report, subject to BRA design review; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 of the Code; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, to issue one or more Certifications of Compliance for the Proposed Project upon the successful completion of all Article 80 processes for the Proposed Project; and

**FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute and deliver any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Cooperation Agreement, on such terms and conditions as the Director deems necessary and appropriate.

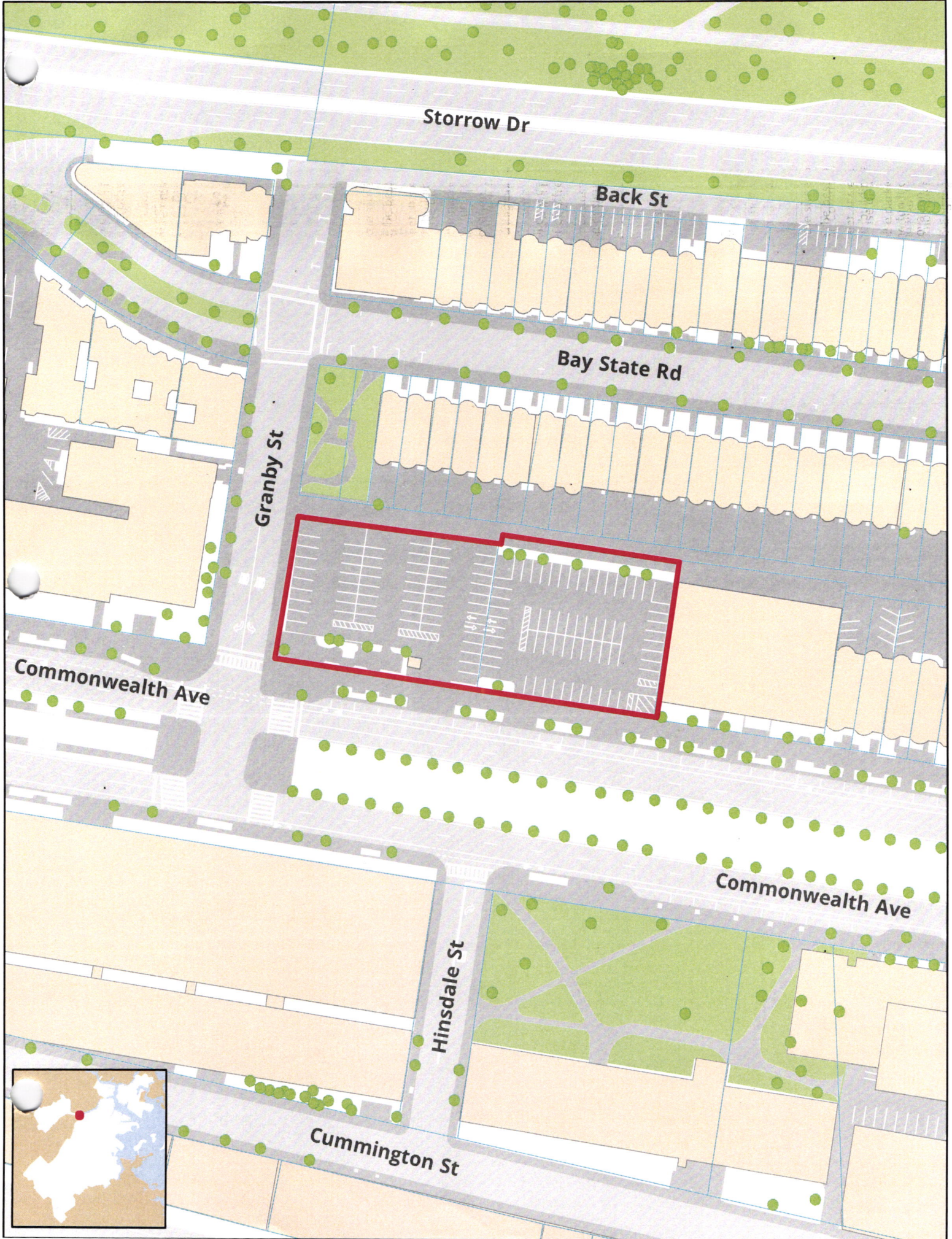


# BU Data Sciences Center



1 inch = 100 feet

0 25 50 75 100 Feet







Storrow Dr

Back St

Bay State Rd

Granby St

Commonwealth Ave

Commonwealth Ave

Hinsdale St

Cummington St



# **Boston Groundwater Trust**

229 Berkeley St, Fourth Floor, Boston, MA 02116  
617.859.8439  
www.bostongroundwater.org

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Christian Simonelli

June 13<sup>th</sup>, 2019

Tim Czerwienski, AICP Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201-1007

Subject: Boston University Data Sciences Center Draft Project Impact  
Report (DPIR) Comments

Dear Mr. Czerwienski:

Thank you for the opportunity to comment on the Boston University Data Sciences Center Draft Project Impact Report Comments (DPIR) located in the Fenway. The Boston Groundwater Trust was established by the Boston City Council to monitor groundwater levels in sections of Boston where the integrity of building foundations is threatened by low groundwater levels and to make recommendations for solving the problem. Therefore my comments are limited to groundwater related issues.

The project is located in the Groundwater Conservation Overlay District (GCOD) established under Article 32 of the Zoning Code. As stated in the document and confirmed at the scoping session, the project will be designed and constructed to comply with the requirements of Article 32.

As stated in the document the proposed building has a 2-level deep basement on the west side of the Site and a 1-level deep basement on the east side of the site. The excavation depths vary from approximately 45-ft. on the west side of the Site to approximately 22-ft. on the east side. There will be locally deeper excavations for pits, such as elevators.



The 5-story building podium on the east side of the site has one basement level below grade. The foundation below the building will consist of a reinforced concrete mat foundation that is fully waterproofed. The mat foundation will be soil bearing in the naturally deposited sand unit. The proposed tower on the west side of the Site has 2 basement levels and this structure will also be supported on a continuous reinforced concrete, soil bearing, mat foundation. This deeper mat foundation will bear in the marine clay deposit.

All basement walls that extend below the groundwater level, and also the mat slab, will be fully waterproofed. The structure will not cause the groundwater to raise, pond, or be lowered in the surrounding area.

The document also states that a temporary lateral earth support system will be required to complete the excavation for the below grade space. The earth support system will be a relatively impermeable wall such as continuous interlocking steel sheet piles. The excavation support wall will be laterally braced with 1 to 2 or 3 levels of bracing during construction. The proposed approximately 45-ft. deep excavation on the west side of the site will result in surrounding soil movements. Street surface settlements of typically 1 inch are anticipated within approximately 30 feet of the excavation support wall. The excavation performance and street settlements will be monitored during construction with a geotechnical instrumentation program to evaluate if the performance coincides with the design assumptions. Corrective actions such as limited excavation areas or additional bracing will be implemented if measured movements exceed design phase estimated movements.

The excavation support wall will extend into the underlying marine deposits (clay) to create a groundwater barrier around the perimeter of the Site. Temporary construction dewatering will be required inside the limits of the excavation support wall. Groundwater drawdown outside the limits of the excavation will be controlled by the continuous interlocking steel sheeting that will be used for temporary excavation support. Any leaks or holes in the sheeting that are revealed during excavation will be plugged or grouted in the field or prior to excavation, if known.





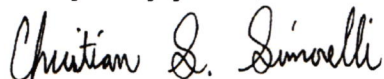
Prior to the issuance of a building permit, the Proponent will provide the BPDA and the Boston Groundwater Trust a letter stamped by a professional engineer registered in Massachusetts that details how the Project will meet the GCOD requirement for no reduction in groundwater levels on Site or on adjoining lots.

As stated in the document a geotechnical monitoring program will be implemented prior to and during construction and will likely consist of settlement monitoring of adjacent buildings. The Proponent will coordinate with the Trust regarding groundwater monitoring prior to and during construction. One groundwater monitoring well may be installed to document existing groundwater levels and hydrogeologic conditions. If required, the new well will be installed prior to the start of construction and will be installed in accordance with City and Trust standards for permanent monitoring wells. The well will be installed at a location where it will be accessible for long term monitoring.

As stated at the scoping session, the Proponent will coordinate with the Trust to ensure Trust observation well #23H-2374, located on Commonwealth Avenue in the sidewalk, adjacent to the project site, will be preserved throughout the entire construction process.

I look forward to continuing to work with the proponent and the Agency to assure that this project can have only positive impacts on area groundwater levels.

Very truly yours,



Christian Simonelli  
Executive Director

CC: Kathleen Pederson, BPDA  
Maura Zlody, EEOS



June 13, 2019

Mr. Tim Czerwienski  
Boston Redevelopment Authority  
One City Hall Square – 9<sup>th</sup> Floor  
Boston, MA 02201

**RE: Boston University Data Sciences Center**

Dear Tim Czerwienski:

I am a resident of the Kenmore neighborhood of Boston and a member of Boston University's Community Task Force and I am writing to you today in support of BU's proposed Data Sciences Center to be located at 665 Commonwealth Ave.

The innovative design of the BU Data Sciences Center will enhance this block of Commonwealth Ave and make it more accessible and engaging for pedestrians and neighbors. I appreciate the changes in design that were made to the project throughout the process, and overall I believe this new building will be a great addition to the Kenmore neighborhood.

It is my hope that the BPDA Board will approve this project.

Sincerely,



Teri North



***Boston University  
Community Task Force  
P.O. Box 15735  
Boston, Massachusetts 02215***

June 13, 2019

Mr. Tim Czerwienski  
Boston Redevelopment Authority  
One City Hall Square – 9<sup>th</sup> Floor  
Boston, MA 02201

**RE: Boston University Data Sciences Center**

Dear Tim Czerwienski:

As the chairperson of the Boston University Community Task Force I am writing to affirm the Task Force's support of the proposed Data Sciences Center to be located at 665 Commonwealth Ave. At the BPDA public Task Force meeting on Thursday, June 6<sup>th</sup>, the Task Force voted unanimously in support of both the Data Sciences Center project and the 5<sup>th</sup> amendment to BU's Institutional Master Plan which includes the digital sign package proposed for the exterior of 700 Commonwealth Ave (Warren Towers).

During the BPDA Task Force meeting members present expressed support for the updated design and scope of the Data Sciences Center and for the improvements it will bring to this section of Commonwealth Ave. It is our hope that the project will move forward in the BPDA process and be voted on by the BPDA Board.

The Boston University Community Task Force looks forward to continuing to work with you on this transformative project as it moves forward.

Sincerely,



Pamela G. Beale  
Chairperson



June 21, 2019

Mr. Tim Czerwienski  
Boston Redevelopment Authority  
One City Hall Square – 9<sup>th</sup> Floor  
Boston, MA 02201

Dear Tim Czerwienski:

I am writing in support of Boston University's Data Sciences Center that is currently under the development review process at the BPDA. As a member of BU's Community Task Force and a longtime resident and home owner of Brighton, I appreciate the opportunity to submit written comments on this project.

I was in attendance for both the public meeting and Task Force meeting on the Data Sciences Center earlier this month and was pleased with the presentations. I am excited about the new building and the positive additions it will bring to BU's campus and to Commonwealth Ave.

I hope that this project will move forward favorably and be approved by the BPDA board.

Sincerely,

*Daniel M. Cuddy*

Daniel Cuddy  
125 Lake Shore Road  
Brighton, MA 02135



Tim Czerwienski &lt;tim.czerwienski@boston.gov&gt;

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**Boston University Data Sciences Center**

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**Shlomo Pinkas**

Thu, Jun 27, 2019 at 6:03 PM

To: Tim Czerwienski &lt;tim.czerwienski@boston.gov&gt;

Cc: Elizabeth Leary

June 25, 2019

Mr. Tim Czerwienski  
Boston Redevelopment Authority  
One [City Hall Square](#) – 9<sup>th</sup> Floor  
Boston, MA 02201

**RE: Boston University Data Sciences Center**

Dear Tim Czerwienski:

I am a long term member of Boston University's Community Task Force and I am writing to you today in support of BU's proposed Data Sciences Center to be located at [665 Commonwealth Ave.](#)

The innovative design of the BU Data Sciences Center offers a world of options, to the imaginations of its occupants (both teachers, and students.) Centered in the campus, this symbol of the purpose of education will be BU's gift from one age to another.

The university has met with the BU Task Force and the Community on multiple occasions over the past 9 months and it is my hope that the BPDA Board will approve this project.

Sincerely,

Shlomo Pinkas

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
6/29/2019	Norman	Lamonde	Sustainably Minded and Concerned Citizen	Support	I am writing in support of the Boston University Data Science Center project and, in particular, the goal for this project to be fossil fuel free. The City of Boston has been a leader in taking the concerns of Climate Change seriously and have committed to significant goals as expressed in Climate Ready Boston and Carbon Free Boston. It's now time for the city to continue to demonstrate leadership by supporting projects that bend the marketplace towards a more sustainable future such as the BU Science Data Center. The city needs leaders to make the investments and take the risks to employ cutting edge solutions and accelerate the change needed in the building industry if the City is going to meet its goal to be Carbon Free by 2050. The Data Sciences Center's innovative geothermal approach will enable this new structure to address the biggest challenge of achieving a fossil fuel free future ? eliminating the need for natural gas for heating. This is in line with the recommendations laid out in the Carbon Free Boston report by BU's Institute for Sustainable Energy ? BU is translating research into action through this Data Center project. By moving away from natural gas for heating university buildings, BU will set an example for others of how to implement clean energy projects in dense, urban setting. In addition to this project striving to be an example for others to follow, it will also be seeking a Platinum level certification by the USGBC utilizing the most up to date V- Rating System. In closing, I would like to add that the City of Boston and BU, if not already a goal of this project, to consider an effort to minimize the use of products that contain chemicals of concern in the building materials and furnishings for this project.
6/28/2019	Arlen	Stawasz	Perkins+Will	Support	Greetings, I wanted to share my thoughts on this great upcoming project within the city of Boston. With Climate Ready Boston and Carbon Free Boston, the city needs leaders to make the investments and take the risks to employ cutting edge solutions and accelerate the change needed in the building industry if the City is going to meet its goal to be Carbon Free by 2050. The Data Sciences Center's innovative geothermal approach will enable this new structure to address the biggest challenge of achieving a fossil fuel free future ? eliminating the need for natural gas for heating. This is in line with the recommendations laid out in the Carbon Free Boston report by BU's Institute for Sustainable Energy ? BU is translating research into action. By moving away from natural gas for heating university buildings, BU is setting an example for others of how to implement clean energy projects in dense, urban settings. The project is targeting LEED Platinum in V4, which is a major milestone for the city. We need more exemplary projects like this in the city of Boston, and this effort should be supported. Regards, Arlen Stawasz



Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
6/28/2019	Rebecca	Lee	BU	Support	To the City of Boston, I am a student at Boston University and I am in full support of this project. This is a great opportunity for us to be a leader in our path towards carbon neutrality for both the University and the City. The geothermal approach for the new Data Science building will allow us to move closer towards the goal as we translate research presented by BU's Institute for Sustainable Energy into Action. Thank you.
6/27/2019	Hayley	Gambone	Boston University	Support	The Data Sciences Center is a pioneer for geothermal energy, and I am proud that it is on my campus as a BU student. This is an essential step in the process of bringing all of Boston up to speed with the city's strong CAP goals.
6/27/2019	Ian	Johnson	Linnean Solutions	Support	As a BU Alumni, I see BU taking big strides to support Climate Ready Boston and Carbon Free Boston. In order to meet these ambitious goals, the city needs leaders to make the investments and take the risks to employ cutting edge solutions and accelerate the change needed in the building industry in order for Boston to meet its goal to be Carbon Free by 2050. The Data Sciences Center's innovative geothermal approach will enable this new structure to address the biggest challenge of achieving a fossil fuel free future ? eliminating the need for natural gas for heating. This is in line with the recommendations laid out in the Carbon Free Boston report by BU's Institute for Sustainable Energy ? BU is translating research into action. As this project moves away from natural gas for heating university buildings, BU will set an example for others of how to implement clean energy projects in dense, urban settings. The project is also targeting LEED Platinum v4.

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
5/1/2019	Christian	Cole	Boston University	Neutral	<p>It seems that the University did not take into account many of the comments from the previous BCDC meeting. The only changes I can see in the new DPIP is that the building is set back more from both Commonwealth Avenue and Granby Street. As it stands, there are a few discrepancies that should be addressed. First, in the site plan, the laneway is shown as being paved with asphalt and having a loading dock right on the alley. Once this building is complete, this alley will probably get a fair amount of foot traffic and this will directly conflict with the placement of the loading dock. In one of the renders, the alley is envisioned with concrete paving rather than asphalt - this would be much better for the public realm. It's also unclear as to how much of the laneway will be reconfigured, but it is important that the University rework the entire roadway from Granby Street to Silber Way. This will become a highly-used corridor and there needs to be consistent rights of way for pedestrians. Next, the pocket park at the corner of Granby Street and Bay State Road is shown to be completely covered with permeable pavers and new, small trees. This area should be reconsidered for a more natural landscape and every effort should be made to retain the large, healthy, flowering tree that is currently on that site. Last, the exterior treatment to the top floors of the building is incredibly inconsistent and jarring. Having just the courtyard area without the metal fins looks incomplete. As indicated by the BCDC minutes, the overall massing and exterior treatments of this building are a bit bizarre. If the University does not intend on making the massing lighter as the building rises, they should at least make the exterior treatment consistent. Overall, however, this building is incredibly important for the future of Boston University and needs to be built as soon as a coherent design is achieved.</p>
10/28/2018	Christian	Cole	Boston University	Neutral	<p>I think the podium needs to be knit a little better with the street and the diagonal cladding needs to be taken off the surfaces that'll have the best views. Who wants to have a view of the city tainted by diagonal lines?</p>
10/24/2018	Sydney	Ellis		Oppose	<p>This would be a monstrous addition to Comm Ave. First of all, the size is ridiculous and it will destroy the open feel of the street as it overlooks the river. It is also hideous and would destroy the cohesive and enjoyable walk down Comm Ave.</p>

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**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

October 31, 2018

Mr. Michael Rooney  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: Boston University Data Science Center PNF/IMPNF

Dear Mr. Rooney:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) and the Institutional Master Plan Notification Form (IMPNF) for the above referenced Project (Project), located at 665 Commonwealth Avenue, in the Fenway/Kenmore neighborhood of Boston. The Project consists of the construction of a new academic building to serve the departments and institutes focused on computational and data sciences in one centrally located building. Two existing departments and a research institute will move to the building from five different locations. The proposed site consists of two parcels which are currently occupied by a paved, at-grade public parking lot. The Project site is bordered by Commonwealth Avenue to the south; Granby Street to the west; University-owned multistory brick townhouses fronting Bay State Road to the north; and Boston University's College of Health and Rehabilitation Sciences building to the east.

Water, sewer, and storm drain service for the site is provided by the Boston Water and Sewer Commission.

For water service the Project site is served on Commonwealth Avenue by a 16-inch southern low pit cast iron water main which was installed in 1893 and rehabilitated in 1990; on Granby Street by an 8-inch southern low ductile iron cement lined water main installed in 2000; on Bay State Road by an 8-inch southern low cast iron cement lined main installed in 1958; and also on Bay State Road by an 8-inch southern low ductile iron cement line pipe installed in 2010. Water demand for the Project is estimated at 13,112 gallons per day (gpd). For water service the proponent proposes to connect to the water main located on Commonwealth Avenue and/or Granby Street.

For sewer service the Project site is served on Commonwealth Avenue by an 18-inch sewer main installed in 1894, and rehabilitated in 2008; on Granby Street by an 18-inch sewer installed in 2001; and on Bay State Road by an 18-inch sewer which was installed in 1999. Sewage generation from the Project is estimated at 11,920 gpd. For sewer service the proponent proposes to connect to the sewers on Commonwealth Avenue or Granby Street.

For drainage the Project site is served on Commonwealth Avenue by a 15-inch storm drain which was installed in 1999; a 12-inch storm drain on Granby Street which was installed in 1895 and rehabilitated in 1999; and by a 15-inch storm drain on Bay State Road installed in 2010. For drainage the proponent proposes to connect to storm drains on Granby Street and Commonwealth Avenue. The drains from the Project site ultimately discharge to the Charles River.



The Commission has the following comments regarding the proposed Project:

**General**

1. The Proponent must submit a site plan and General Service Application to the Commission for the proposed Project. Prior to the initial phase of the site plan development, the Proponent should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the Project's development.
2. The site plan must show the location of both public and private water mains, sewers and drains serving the Project site, as well as the locations of existing and proposed service connections.
3. Any new or relocated water mains, sewers and storm drains must be designed and constructed at the Proponent's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans.
4. With the site plan the Proponent must provide detailed estimates for water demand (including water required for landscape irrigation), wastewater generation, and stormwater runoff for the Project. The Proponent should provide separate estimates of peak and continuous maximum water demand for retail, irrigation and air-conditioning make-up water for the Project. Estimates should be based on full-site build-out of the Project.
5. It is the Proponent's responsibility to evaluate the capacity of the water and sewer system serving the Project site to determine if the systems are adequate to meet future Project demands. With the site plan, the Proponent must include a detailed capacity analysis for the water and sewer systems serving the Project site, as well as an analysis of the impact the Project will have on the Commission's systems and the MWRA's systems overall. The analysis should identify specific measures that will be implemented to offset the impacts of the anticipated flows on the Commission and MWRA sewer systems.
6. Developers of projects involving disturbances of land of one acre or more are required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency. The Proponent is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required for the proposed Project, a copy of the Notice of Intent and any pollution prevention plan submitted to EPA pursuant to the permit must be provided to the Commission's Engineering Services Department prior to the commencement of construction.
7. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (DEP). In order to achieve the reductions in phosphorus loadings required by the TMDL phosphorus concentrations in stormwater discharges to the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus the Commission requires developers of projects in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in accordance with DEP requirements. With the site plan the Proponent must submit a phosphorus reduction plan for the Project.
8. The design of the Project must comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes

greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>

9. Before the Proponent demolishes any existing structures the existing water, sewer and drain connections that won't be re-used must be cut and capped in accordance with Commission standards. The Proponent must complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission. The completed form must be submitted to the City of Boston's Inspectional Services Department before a Demolition Permit will be issued.

#### Sewage/Drainage

10. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority (MWRA) and its member communities are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow ("I/I")) in the system. Pursuant to the policy new developments with design flow exceeding 15,000 gpd of wastewater are subject to the Department of Environmental Protection's regulation 314 CMR 12.00, section 12.04(2)(d). This regulation requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow added. The Commission will require the Proponent to develop an inflow reduction plan consistent with the regulation. The 4:1 reduction should be addressed at least 90 days prior to activation of water service, and will be based on the estimated sewage generation provided with the Project site plan.
11. Oil traps are required on drainage systems discharging from enclosed parking garages. Discharges from the oil traps must be directed to a building sewer and must not be mixed with roof or other surface runoff. The requirements for oil traps are provided in the Commission's Requirements for Site Plans.
12. Grease traps will be required in any food service facility in the new development in accordance with the Commission's Sewer Use Regulations. The proponent is advised to consult with the Commission before preparing plans for food service facilities.
13. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, if any are to be re-used by the Project, be dye tested to confirm they are connected to the appropriate system.
14. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission and the MWRA. The discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products for example, the Proponent will be required to obtain a Remediation General Permit from the EPA for the discharge.
15. The site plan must show in detail how drainage from the building's roof top and from other impervious areas will be managed. Roof runoff and other stormwater runoff must be conveyed separately from sanitary waste at all times.

16. The Project is located within Boston's Groundwater Conservation Overlay District (GCOD). The district is intended to promote the restoration of groundwater levels and reduce the impact of surface runoff. Projects constructed within the GCOD are required to include provisions for retaining stormwater and directing the stormwater towards the groundwater table for recharge.
17. The Proponent must fully investigate methods for infiltrating stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. A feasibility assessment for infiltrating stormwater on-site must be submitted with the site plan for the Project
18. The Massachusetts Department of Environmental Protection (MassDEP) has established Performance Standards for Stormwater Management. The Standards address stormwater quality, quantity and recharge. In addition to Commission standards, the proposed Project will be required to meet MassDEP's Stormwater Management Standards.
19. In conjunction with the site plan and General Service Application the Proponent will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
  - Specifically identify how the Project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
  - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control or treatment structures to be utilized during construction.
20. The Commission requests that the Proponent install a permanent casting stating: "Don't Dump: Drains to Charles River" next to any new catch basin installed as part of the Project. The Proponent may contact the Commission's Operations Division for information regarding the purchase of the castings.
21. The Commission encourages the Proponent to explore additional opportunities for protecting stormwater quality by minimizing sanding and the use of deicing chemicals, pesticides and fertilizers.

### Water

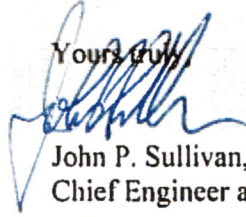
22. The Proponent is required to obtain a Hydrant Permit for use of any hydrant during construction of the Project. The water used from the hydrant must be metered. The Proponent should contact the Commission's Operations Department for information on obtaining a Hydrant Permit.
23. The Commission utilizes a Fixed Radio Meter Reading System to obtain water meter readings. Where a new water meter is needed, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, the Proponent should contact the Commission's Meter Installation Department.
24. The Proponent should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular the Proponent should consider indoor and outdoor landscaping which requires minimal use of water to maintain. If the Proponent



plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should also be considered.

Thank you for the opportunity to comment on this Project.

Yours truly,



John P. Sullivan, P.E.  
Chief Engineer and Operations Officer

JPS/as

cc: Gary Nicksa, Senior Vice President, Boston University  
Katherine Ronan, Mass. Water Resources Authority  
Maura Zlody, Boston Environment Department  
Mike Nelson, Boston Water and Sewer Commission  
Phil Larocque, Boston Water and Sewer Commission

***Bo***

October 31, 2018

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